

AGENDA
ZONING REVIEW BOARD
MAY 11, 2006
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
MARKED AGENDA

CONTINUED CASE:

Z-06-27-An Ordinance to amend Ordinance 01-O-1095 which rezoned property located at **880 Confederate Avenue, S.E.**, from the I-1 (Light Industrial) and R-5/HD (Two-family Residential/Grant Park Historic District) Districts to the C-2-C (Commercial Service-Conditional) District, for the purpose of a site plan amendment. Land Lots 22 and 23, 14th Fulton County, Georgia.

OWNER: BEAZER HOMES CORPORATION

APPLICANT: BEAZER HOMES CORPORATION

NPU-W **APPROVAL COUNCIL DISTRICT 1**

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

NEW CASES:

Z-06-28-An Ordinance to rezone property from the R-4A (Single Family Residential) District to the RG-2 (Residential General-Sector 2) District, property located at **1315 Northwest Drive, N.W.**, fronting 1,915 feet on the east side of Northwest Drive, beginning approximately 1700 feet from the northeast corner of the intersection of James Jackson Parkway and Northwest Drive. Depth: varies. Area: 26.884 acres. Land Lot 258, 17th District, Fulton County, Georgia.

OWNER: COLUMNS NORTHWEST DRIVE, LLC.

APPLICANT: COLUMNS NORTHWEST DRIVE, LLC.

NPU-G **APPROVAL-CONDITIONAL COUNCIL DISTRICT 9**

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

Z-06-32-An Ordinance to rezone from the R-4 (Single family residential) District to the RG-5 (Residential General-Sector 5), property located at **1866 Rock Springs Road, N.E.**, fronting approximately 224 feet on the northeast side of Rock Springs Road. Depth: varies. Area: approximately .92 acres. Land Lot 50, 17th District Fulton County, Georgia.

OWNER: MARIA DZIEWIWSKI

APPLICANT: CHRISTOPHER M. HUNT

NPU-F **MLPA VOTED 5-8-06 TO DEFER.**

COUNCIL DISTRICT 6

STAFF RECOMMENDATION: DENIAL

ZRB RECOMMENDATION: 60-DAY DEFERRAL-JULY 2006

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

Z-06-36-An Ordinance to rezone from the C-1 (Community Business) District and the R-4 (Single family residential) District to the PD-MU (Planned Development-Mixed Use) District, property located at **685-701 Commercial Avenue, N.W. and 2560 Donald L. Hollowell Parkway N.W.(formerly known as Bankhead Highway)** fronting approximately 595 feet on the south side of Donald L. Hollowell Parkway and approximately 438 feet on the east side of Commercial Avenue, approximately 717 feet on the west side of Woods Drive and approximately 135 on the south side and 136 feet on the north side of an unimproved right of way of Woodrow Street. Depth: varies. Area: approximately 11.24 acres. Land Lot 208, 14th District, Fulton County, Georgia.

OWNERS: SECOND AVENUE DEVELOPMENT, INC. AND COMMERCIAL AVENUE, LLC./O GEE HARVEY

APPLICANT: GEE HARVEY

NPU-J **DEFERRAL** COUNCIL DISTRICT 9

STAFF RECOMMENDATION: 60-DAY DEFERRAL-JULY 2006

ZRB RECOMMENDATION: 30-DAY DEFERRAL-JUNE 2006

U-06-05-An Ordinance granting a Special Use Permit for a Community Service Facility (Section 16-06.005 (1) (k) property located at **3709 and 3719 Bakers Ferry Road, S.W.**, fronting approximately 289.5 feet on the north side of Bakers Ferry Road. Depth: varies. Area: approximately 1.83 acres. Land Lot 14, 14th District, Fulton County, Georgia.

OWNER: SISTER LOVE, INC.

APPLICANT: PATRISE PERKINS HOOKER

NPU-H **APPROVAL** COUNCIL DISTRICT 10

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: 60-DAY DEFERRAL-JULY 2006

U-06-06-An Ordinance granting a Special Use Permit for a Church (Section 16-06.005 (1) (c) property located at **295 Fairburn Road, S.W.**, fronting approximately 209 feet on the west side of Fairburn Road, approximately 743 feet southwest of the intersection of Fairburn Road and Boulder Park Road. Depth: varies. Area: approximately 3.02 acres. Land Lot 13, 14th District, Fulton County, Georgia.

OWNER: TABERNACLE BIBLE BAPTIST CHURCH

APPLICANT: JOHN S. GILLIARD

NPU-H **DENIAL** COUNCIL DISTRICT 10

STAFF RECOMMENDATION: 60-DAY DEFERRAL-JULY 2006-

ZRB RECOMMENDATION: 60-DAY DEFERRAL-JULY 2006

Z-06-31-An Ordinance to rezone from the R-4 (Single family residential) District to the PD-H (Planned Development-Housing) District, property located at **4175 Bakers Ferry Road, S.W.**, fronting approximately 62.74 feet on the north side of Bakers Ferry Road, beginning approximately 500 feet from the northwest corner of Candlelight Lane. Depth: varies. Area: approximately 10.62 acres. Land Lots 24 and 25, 14th ff District, Fulton County, Georgia.
OWNER: WAYNE M. ROLLINS/ROLLINS DEVELOPERS UNLIMITED C/O JAMES BAILEY

APPLICANT: JAMES BAILEY

NPU-H **DENIAL** COUNCIL DISTRICT 10

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

Z-06-29-An Ordinance to rezone from the R-4 (Single family residential) District to the MR-3 (Multi-family residential) District, property located at **3996 Campbellton Road, S.W.**, fronting approximately 149.88 feet on the south side of Campbellton Road, approximately 276 feet on the east side of Daniel Road, approximately 299 feet on the west side of Roswell Street and approximately 225 feet on the south side of Butner Road. Depth: varies. Area: approximately 1.66 acres.

Land Lot 32. 14th ff District, Fulton County, Georgia.

OWNER: SYLVESTER BURCH

APPLICANT: JOHN W. HENRY

NPU-P **DEFERRAL** COUNCIL DISTRICT 11

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: 60-DAY DEFERRAL-JULY 2006

Z-06-20-An Ordinance to rezone property from the O-I (Office Institutional) and RLC (Residential Limited Commercial) Districts to the PD-MU (Planned Development-Mixed Use) District, property located at 3284 **and a portion of 3300 Northside Parkway and 3303 Howell Mill Road, N.W.** fronting approximately 625.8 feet on the east side of Howell Mill Road, beginning approximately 350 feet from the southeast corner of Howell Mill Road and Northside Parkway. Land Lot 182, 17th District Fulton County, Georgia. Depth: varies. Area: approximately 3.88 acres

OWNER: THE PIAZZA AT PACES, LLC

APPLICANT: THE PIAZZ AT PACES, LLC

NPU C **DENIAL** COUNCIL DISTRICT 8

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: 60-DAY DEFERRAL-JULY 2006

Z-06-34-An Ordinance to rezone from the R-3 (Single family residential) District to the PD-H (Planned Development-Housing) District, property located at **3820 Ivy Road, N.E.**, fronting approximately 210 feet on the west side of Ivy Road beginning 649 feet from the northwest corner of Ivy Road and Old Ivy Road. Depth: varies. Area: approximately 4.225 acres. Land Lot 63, 17th District Fulton County, Georgia.

OWNER: MONTE HEWETT

APPLICANT: MONTE HEWETT

NPU B **30-DAY DEFERRAL** COUNCIL DISTRICT 7

STAFF RECOMMENDATION: 30-DAY DEFERRAL-JUNE 2006

ZRB RECOMMENDATION: 30-DAY DEFERRAL-JUNE 2006

Z-06-38-An Ordinance to rezone from the R-5 (Two-family residential) District to the RG-3 (Residential General-Sector 3) District, property located at **Tract 1-1398-1454 Vaughn Street, S.E. and 1415-1453 Woodbine Avenue, S.E.**, fronting approximately 473 feet on the south side of Woodbine Avenue and approximately 455 feet on the north side of Vaughn Street. Depth: varies. **Tract 2- 1449-145 Vaughn Street and 1454-1458 Memorial Drive, S.E.** fronting approximately 100 feet on the south side of Vaughn Street and approximately 100 feet on the north side of Memorial Drive. Tract 1 and 2 combined fronts approximately 720 feet on the east side of Montgomery Street. Depth: varies. Area: 6.51 acres. Land Lots 207 and 208, 15th District, Dekalb County, Georgia.

OWNER: AL LIVNAT

APPLICANT: JARED L. SAMPLES

NPU-O **NO VOTE TAKEN** COUNCIL DISTRICT 5

STAFF RECOMMENDATION: 90-DAY DEFERRAL-AUGUST 2006

ZRB RECOMMENDATION: 90-DAY DEFERRAL-AUGUST 2006

DEFERRED CASES

Z-06-17-An Ordinance to rezone property from the R-5 (Two Family Residential) District to the MR-3 (Multi-family Residential) District, property located at **211 Joseph E. Lowery Boulevard, S.W.**, fronting approximately 45 feet on the west side of Joseph E. Lowery Boulevard, beginning 164.92 feet from the northwest corner of Quarry Street. Property fronts 70 feet on the south side of Fair Street and is at the southwest intersection of Fair Street and Joseph E. Lowery Boulevard.

Depth: 70 feet. Area: .72 acres Land Lot 116, 14th District, Fulton County, Georgia.

OWNER: J. P. BUILDING GROUP, INC.

APPLICANT: J. P. BUILDING GROUP, INC. C/O STEPHEN F. FUSCO-
EPSTEIN, BECKER AND GREEN, P.C.

NPU-T **DEFERRAL** COUNCIL DISTRICT 4

STAFF RECOMMENDATION: FILE

ZRB RECOMMENDATION: FILE

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

Z-05-83-An Ordinance to rezone from the R-5/HD 20K Subarea #1 (Two Family Residential/Grant Park Historic District –Residential Subarea # 1) District to the C-1/ HD-20K Subarea #2 (Community Business/Grant Park Historic District –Commercial Subarea # 2) District, property located at **428 Boulevard Street, S.E.**, fronting approximately 231.70 feet on the north side of Glenwood Avenue and approximately 70 feet west of the intersection of Glenwood Avenue and Berean Avenue. Depth: varies. Area: approximately .279 acres. Land Lot 21, 14th District. Fulton County, Georgia.

OWNER: JOEL SADLER

APPLICANT: JOEL SADLER/MAURICE BLOUNT

NPU-W **DEFERRAL** COUNCIL DISTRICT 1

STAFF RECOMMENDATION: 120-DAY DEFERRAL-SEPTEMBER 2006

ZRB RECOMMENDATION: 120-DAY DEFERRAL-SEPTEMBER 2006

Z-06-12-An Ordinance by Zoning Committee to rezone property from the I-2 (Heavy Industrial) District to the MRC-3 (Mixed Residential Commercial) District, property located at **1275 Ellsworth Industrial, N.W.**, fronting approximately 512.34 feet on the north side of Huff Road and approximately 519 feet on the east side of Ellsworth Industrial Boulevard. Depth: varies.

Area: 5.76 Acres. Land Lot: 188, 17th District, Fulton County, Georgia.

OWNER: CUSTER MAYO

APPLICANT: DAVID GREEN

NPU-D **APPROVAL-CONDITIONAL** COUNCIL DISTRICT 9

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

Z-05-46-An Ordinance by Councilmember Carla Smith to amend the 1982 Zoning Ordinance by supplanting the existing Chapter 16-18R SPI-18 Mechanicsville Neighborhood Special Public Interest District regulations which establish Architectural Design Standards for Single-Family and Two-Family Residential uses and create a new Subarea 10: McDaniel-Glenn Mixed Use, and to amend the Official Zoning Map by supplanting portions of existing Zoning Districts SPI-18 Subarea 4 with Subarea 10 and to amend the Sign Ordinance Chapter 28A.0010 by amending subsection (43) SPI-18 Mechanicsville Neighborhood District; and for other purposes.

NPU-V **APPROVAL** COUNCIL DISTRICT 4

STAFF RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE

ZRB RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE

END OF AGENDA